

REDEVELOPMENT AGENCY AGENDA
REDEVELOPMENT AGENCY MEETING OF: NOVEMBER 3, 2004

- CALL TO ORDER

MINUTES:

CALLED TO ORDER BY CHAIRMAN GOODMAN AT 10:44 A.M.

PRESENT: CHAIRMAN GOODMAN and MEMBERS REESE, BROWN, WEEKLY, MACK, and WOLFSON

EXCUSED: MEMBER MONCRIEF

ALSO PRESENT: DOUG SELBY, Executive Director, BRADFORD JERBIC, City Attorney, and BARBARA JO RONEMUS, Secretary

- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

ANNOUNCEMENT MADE: Posted as follows:

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge

Court Clerk's Office Bulletin Board, City Hall Plaza

Las Vegas Library, 833 Las Vegas Boulevard North

Clark County Government Center, 500 So. Grand Central Parkway

Grant Sawyer Building, 555 E. Washington Avenue

(10:52 - 10:53)

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AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: NOVEMBER 3, 2004

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: SCOTT D. ADAMS

☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

APPROVAL OF THE MINUTES BY REFERENCE FOR THE MEETING OF AUGUST 18, 2004

Fiscal Impact:

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

RECOMMENDATION:

BACKUP DOCUMENTATION:

None

MOTION:

REESE - APPROVED by Reference - UNANIMOUS with MONCRIEF excused

MINUTES:

There was no discussion.

(10:53 - 10:54)

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AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: NOVEMBER 3, 2004

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: SCOTT D. ADAMS

☐ CONSENT ☒ DISCUSSION

SUBJECT:

REPORT AND POSSIBLE ACTION REGARDING REDEVELOPMENT AGENCY PROJECTS CURRENTLY UNDER CONTRACT OR IN NEGOTIATION - WARDS 1, 3 AND 5 (MONCRIEF, REESE AND WEEKLY)

Fiscal Impact:

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

To update the Redevelopment Agency Board on Redevelopment Agency projects currently under binding contracts with owners, developers, and consultants, or in negotiation, and to receive input from the Redevelopment Agency Board on the progress of projects as warranted.

RECOMMENDATION:

Accept report.

BACKUP DOCUMENTATION:

Submitted after meeting: hardcopy of scripted PowerPoint

MOTION:

REESE - ACCEPTED the report on the Redevelopment Agency projects - UNANIMOUS with MONCRIEF excused

MINUTES:

Using a scripted PowerPoint, a hardcopy of which was submitted for backup, SCOTT ADAMS, Director, Office of Business Development, gave a report on this matter.

CHAIRMAN GOODMAN stressed the importance of erecting a food market in the downtown area in order for it to be successful.

Regarding the 601 Fremont Street site, MEMBER MACK asked if there has been any dialogue concerning a new feasible plan for that site. MR. ADAMS replied that staff is in discussions with two of the initial companies that submitted proposals.

MEMBER BROWN asked when the fair market price of the 601 Fremont Street site would be reevaluated. STEVEN VAN GORP answered that the value of the proposal is greater than the price of the property. The total acquisition price for the property is about \$4.7 million. The City paid \$1.2 million, so the property is selling at fair market value for downtown.

NOTE: CHAIRMAN GOODMAN directed MR. ADAMS to try to negotiate an agreement for a food market as a condition of the projects intended for the downtown area. MR. ADAMS assured the Mayor that discussions have been held and staff recognizes the need for a food market.

MR. VAN GORP then attempted to give a report on the status of the redevelopment area expansion;

REDEVELOPMENT AGENCY MEETING OF: NOVEMBER 3, 2004

MINUTES - Continued:

however, on the advice of CITY ATTORNEY JERBIC, MR. ADAMS indicated that the report could not be given because it was not included in this agenda. MR. ADAMS apologized and said he would give a report on the redevelopment area expansion at the next Agency meeting.

(10:54 - 11:20)

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AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: NOVEMBER 3, 2004

CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE REDEVELOPMENT AGENCY. NO SUBJECT MAY BE ACTED UPON BY THE REDEVELOPMENT AGENCY UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED

MINUTES:

At the request of CHAIRMAN GOODMAN, CITY MANAGER SELBY reported that the San Diego Redevelopment Agency has existed for about 35 years and has been very successful. It dropped most of its incentive programs and tax increment opportunities in order to enable funding for park trails and other types of facilities that were lacking as buildings and other parts of redevelopment activity were constructed. The San Diego Redevelopment Agency has been very successful, but it took about 30 years to attain its goals.

MEMBER WEEKLY averred that there are many long-time property owners in Ward 5 that are outraged about the redevelopment area expansion, because it includes the possibility of condemnation. These people need to understand the process and the potential benefits in order to ease their fears. CHAIRMAN GOODMAN asserted that this Council has taken the position that it will not take from property owners to give it to private developers. However, he noted that there are potential detriments when it comes to redevelopment.

NOTE: MEMBER WEEKLY directed MR. ADAMS to schedule an item at a future Redevelopment Agency meeting to explain how certain areas are identified for inclusion in the Redevelopment Area Expansion Plan. MEMBER REESE also indicated his desire to be fully briefed on the Expansion Plan.

THE MEETING ADJOURNED AT 11:28 A.M.

Respectfully submitted:

GABRIELA S. PORTILLO-BRENNER, DEPUTY CITY CLERK
November 22, 2004

Barbara Jo Ronemus, Secretary